



Lumley Road Horley RH6 7JX

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)





**JAMES DEAN**  
E S T A T E   A G E N T S

JamesDean are delighted to bring to the market this ground floor, two-bedroom apartment in the Quadrangle development.

Set within beautifully kept grounds, this lovely apartment briefly offers: A large master bedroom with built in wardrobes and en-suite bathroom, second good sized double bedroom, family bathroom, large lounge and modern kitchen with plenty of storage.



Other benefits include a private patio area and permit parking for one car.

Five-week security deposit: £1,615.38

EPC Rating: C

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six month break clause.

Household income: £42,000 pa

Parking arrangements: Residents parking for one car

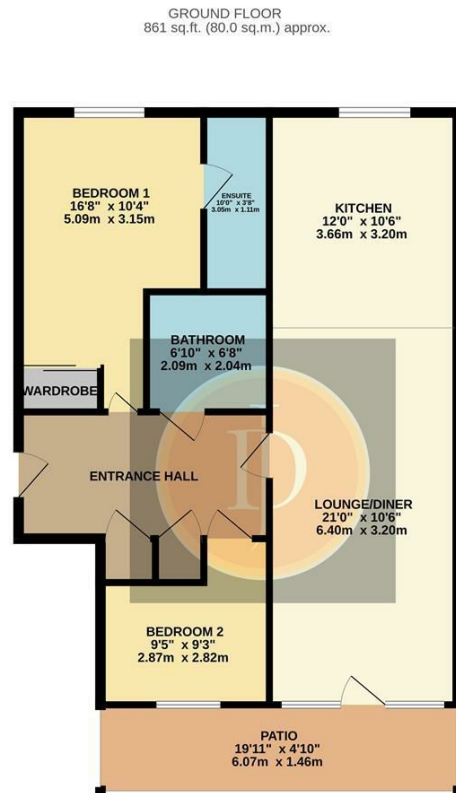
Furnishings: Unfurnished

**£1,400 Per Calendar Month**





## Floor plan



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### Key information

**Viewing:** Strictly By Appointment

### Fees

Please see below for fees relating to this property.

### Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

### Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

**First Months Rent:** £1,400 Per Calendar Month

**Security Deposit:** £1,615

Any questions please call your local branch.



**JAMES DEAN**  
ESTATE AGENTS

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.